LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40361BD24 Price: 157 500 EUR

agency fees to be paid by the seller

Black Périgord 5-bed Périgord stone house with gîte, pool & woodland near Saint-Léon-sur-Vézère with views

EXCLUSIVE

INFORMATION

Town:	Peyzac-le-Moustier
Department:	Dordogne
Bed:	5
Bath:	4
Floor:	170 m2
Plot Size:	3610 m2

IN BRIEF

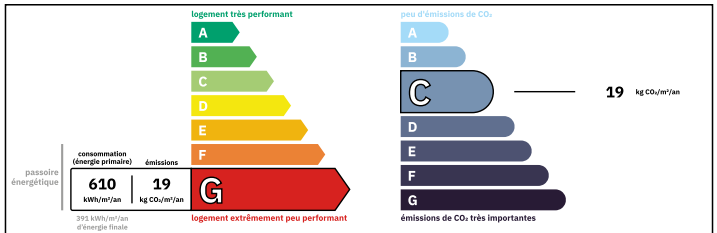
*** UNDER OFFER ***

In the heart of the Vézère Valley, this spacious 170 m² stone property offers authentic Périgord character, flexible living, and excellent value.

The main house unfolds over three levels with five bedrooms, three shower rooms, a bright 37 m² living space with stone fireplace, and a charming kitchen opening to the rear terrace and garden.

The self-contained 31 m² gîte includes a kitchen, living room, mezzanine sleeping area, and shower/WC — perfect for guests or future rental income....

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4170 € et 5700€ pour 2023

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

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LOCAL TAXES

Taxe foncière:	**1153 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

Located in Peyzac-le-Moustier, just minutes from Saint-Léon-sur-Vézère and Montignac-Lascaux, this stone property blends rustic charm with generous living space and income potential.

Main House – approx. 139 m²

Ground Floor:
Entrance hallway – 10 m²
Utility/storage with washbasin & water heater – 2.1 m²
Bedroom with fireplace – 14 m²
Green bedroom – 15.5 m²
Shower room / WC – 5 m²
Pink bedroom – 6.2 m²

Garden Level:
Living / Dining room – 37 m², with exposed stone, beams, and a wood-burning stove, creating a warm Périgord atmosphere.
Kitchen – 16.5 m², bright and practical, with direct access to the rear terrace and garden.

First Floor:
Above the living room: hallway (2 m²), two adjoining bedrooms (13.5 m² total), and shower room / WC (3 m²).
Above the kitchen: en-suite bedroom (12 m²) with private shower / WC (2 m²).
The tiered design provides privacy and flexibility — ideal for a large family, home office, or guest accommodation.

Gîte / Annexe – 31 m²
A separate building comprising:
Living room / bedroom – 20 m²
Kitchen – 7.7 m²
Shower / WC – 3 m²
The gîte has its own electricity meter (currently disconnected) and offers excellent seasonal rental potential once reconnected.

Exteriors